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2711 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Lloydminster, Saskatchewan



Listing ID:
30244

MLS ID:
A2213265

\$775,000



 **CHRISTOPHER PARSONS**
 (780) 871-2294

 **MUSGRAVE AGENCIES**
 780-875-9159

 2711 50 Avenue , Lloydminster , Saskatchewan S9V 2A8

Transaction Type

For Sale

Days On Market

73

Zoning

C2

Subdivision

Aurora

Building Type

Office Building, Warehouse

Year Built

2006

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

101905589

Building Area (Sq. Ft.)

7400.00

Building Area (Sq. M.)

687.48

Lot Size (Sq. Ft.)

23522

Lot Size (Acres)

0.54

Construction Type

Metal Siding , Wood Frame

Roof

Metal

Foundation

Slab

Cooling

Central Air

Heating

Floor Furnace, Natural Gas, Radiant

Lot Features

Paved

Commercial Amenities

Boardroom, Dock Loading, Floor

Drain(s)/Grease

Trap(s), Freezer(s), Storefront

Access to Property

See Remarks

Inclusions

N/A

Restrictions

None Known

Reports

None

Home of Culligan Water, this 7,400 square foot building sits on +/- 0.54 acres and is conveniently located in a SK side commercial area. It is surrounded by professional services, retail and easy access to other amenities and residential neighbourhoods. Perfectly set up for shipping and receiving, the shop is accessed by way of 1- 10'x8' dock door and 2 – 12'x12' overhead electric doors. The shop also features: 17' ceilings, trench drain, mezzanine (approx. 49'9"x12'6") radiant heat and a 3-piece washroom. The office area features: retail area (32'x23'6"), boardroom, 2 offices, lunch room, 2-piece bathroom and central A/C. There are several paved parking stalls including the ability to add more parking at the back (east side) of the building. Zoned C2 – Highway Corridor Commercial.

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